009.A	0002	0025.1	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,072,600	/	1,072,600
USE VALUE:	1,072,600	/	1,072,600
ASSESSED:	1,072,600	/	1,072,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LINWOOD ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	WEINBERG JOSHUA A & MARNIE A
Owner 2:	
Owner 3:	
Street 1:	25 LINWOOD ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GREENSIGN LLC -
Owner 2:	-
Street 1:	659 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1880, having primarily Asbestos Exterior and 2925 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	1,066,100	6,500		1,072,600
Total Card	0.000	1,066,100	6,500		1,072,600
Total Parcel	0.000	1,066,100	6,500		1,072,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.70 | /Parcel: 366.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

314063

GIS Ref

GIS Ref

Insp Date

07/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 009.A-0002-0025.1

!15922!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	1,046,500	6500	.		1,053,000	1,053,000	Year End Roll	12/18/2019
2019	102	FV	1,019,600	6700	.		1,026,300	1,026,300	Year End Roll	1/3/2019
2018	102	FV	924,200	6700	.		930,900	930,900	Year End Roll	12/20/2017
2017	102	FV	824,900	6700	.		831,600	831,600	Year End Roll	1/3/2017
2016	102	FV	824,900	6700	.		831,600	831,600	Year End	1/4/2016
2015	102	FV	784,300	6800	.		791,100	791,100	Year End Roll	12/11/2014
2014	102	FV	676,900	6800	.		683,700	683,700	Year End Roll	12/16/2013

PRINT

Date	Time
12/11/20	05:35:23

LAST REV

Date	Time
07/19/18	18:02:35

danam

15922

USER DEFINED

Prior Id # 1:	7940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREENSIGN LLC,	58635-577		3/7/2012		760,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
4/25/2013	NEW CONDO	BR	B Rossignol
6/7/2012	MLS	EMK	Ellen K

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7257																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	GREEN		
View / Desir:	W20 - WATER 20		

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1880	Eff Yr Blt:	2012
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.1	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.70512819
Const Adj.:	1.15780818
Adj $ / SQ:	200.019
Other Features:	63524
Grade Factor:	1.46
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1088964
Depreciation:	22868
Depreciated Total:	1066095

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	335.83
Special Features:	0	Val/Su Net:	364.48
Final Total:	1066100	Val/Su SzAd	364.48

SKETCH

UnSketched SubAreas:
GLA: 2925,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,925	200.020	585,055

Net Sketched Area:	2,925			Total:	585,055
Size Ad	2925	Gross Are	2925	FinArea	2925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

009.A-0002-0025.1

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	G	GD	2011	34.38	T	4.8	102			6,500			6,500

More:	N	Total Yard Items:	6,500	Total Special Featues:	
				Total:	6,500